

ZONING BOARD OF APPEALS TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER
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THE COMMONWEALTH OF MASSACHUSETTS Town of Grafton BOARD OF APPEALS

2020 JUL -8 PM 2:24

2020/Case #868

Special Permit

Decision of the Board of Appeals on the petition from BRIAN and CHRISTINA ZONIA of 68A Millbury Ave. requesting that the Zoning Board of Appeals grant a Special Permit for:

A 2ND STORY ADDITION ON A PRE-EXISTING, NON-CONFORMING STRUCTURE WITHIN THE FRONT AND SIDE SETBACK.

At their duly held meeting on Thursday, June 25, 2020 the Zoning Board of Appeals took the following action: Motion made by Mr. Yeomans and seconded by Ms. Reed that the Zoning Board of Appeals grant a Special Permit to BRIAN & CHRISTINA ZONIA at 28 BERNARD ROAD NORTH GRAFTON, MA TO ALLOW A 2ND STORY ADDITION AND SQUARE OUT THE BACK OF A PRE-EXISTING, NON-CONFORMING STRUCTURE AS DEPICTED IN EXHIBIT A, ATTACHED.

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1930.
- F2. THE PARCEL IS LOCATED IN THE R20 ZONING DISTRICT.
- F3. THE R20 ZONE REOUIRES A 140' OF FRONTAGE.
- F4. THE LOT HAS 50' OF FRONTAGE.
- F5. THE R20 ZONE REQUIRES A 30' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 8.3' OFF THE FRONT YEARD SETBACK.
- F6. THE R20 ZONE REQUIRES A 15' SIDE YARD SETBACK AND THE STRUCTURE IS LOCATED 6' OFF THE SIDE SETBACK.
- BASED ON FINDINGS F1-F6, THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F7. THE CURRENT USE IS A RESIDENCE AND THE PROPOSED USE IS A RESIDENCE.
- F8. THE CURRENT HOME IS A 1 BEDROOM, 1 BATH HOME, THE PROPOSED HOME IS A 4 BEDROOM, 2.5 BATH HOME.
- F9. THE NEIGHBORHOOD CONSISTS OF PRIMARILY RESIDENTAL STRUCTURES.

BASED ON FINDINGS F7-F9, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

F10. THE LOT IS IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.

F11. THE CHANGE IS AN INCREASE OF 0%.

BASED ON FINDING F10-F11, THE PROPOSED CHANGE IS WITHIN THE 50% INCREASE ALLOWED IN THE WSPOD AND WILL NOT BE MORE DETRIMENTAL TO THE SUPPLY AND QUALITY OF GROUNDWATER THAN THE EXISTING USE.

ON A ROLL CALL VOTE:

William McCusker, Chairman: YES

Marianne Desrosiers, Vice Chairman: YES

Kay Reed, Clerk: YES

William Yeomans, Member: YES

Brian Waller, Member: YES

Carl Parisi, Alternate Member: Present at meeting

Seetharaman Ganesan, Alternate Member:

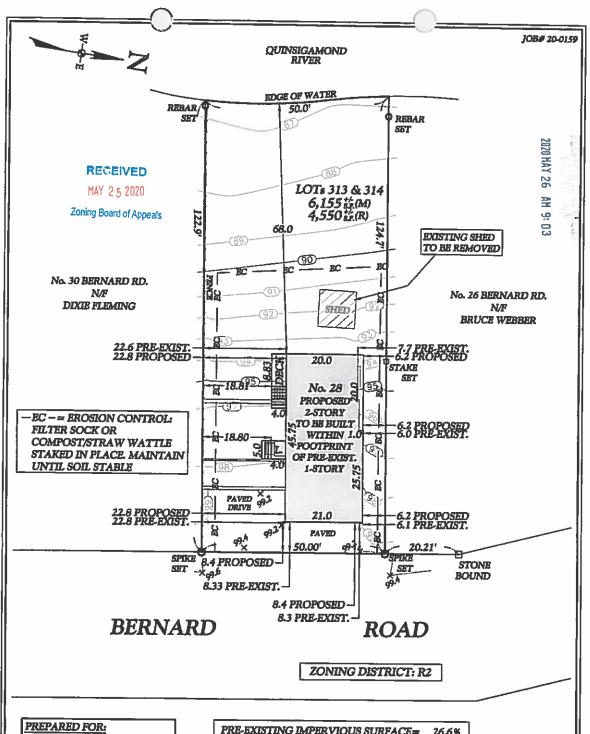
Present at meeting

Motion: GRANTED

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L.c.40A.

William McCusker, Chairman
Marianne Desrosiers, Vice Chairman Affrica The
Kay Reed, Clerk
William Yeomans, Member Wm J Jeom 2
Brian Waller, Member
Carl Parisi, Alternate Member
Seetharaman Ganesan, Alternate Member

A complete file of this case (Case # 868/2020) is on file with the Town Clerk.



PREPARED FOR: BRIAN ZONIA 28 BERNARD ROAD N. GRAFTON, MA 01536

REFERENCES: DEED: BOOK 59883, PAGE 312 PLAN: BOOK 41, PAGE 14

PRE-EXISTING IN PRE-EXISTING P	PERVIOUS SURFACE= TRVIOUS SURFACE=	26.6% 73.4%
PROPOSED IMPE	RVIOUS SURFACE=	26.3 %
PROPOSED PERV	TOUS SURFACE=	73.8 %

CERTIFIED PLOT PLAN

10CATED AT
28 BERNARD ROAD

ASSESSORS PARCEL # 055.0 0000 052.0
GRAFTON, MA

WORCESTER COUNTY

CONTINENTAL LAND SURVEY, LLC 105 BEAVER STREET, FRANKLIN, MA (508) 528 - 2528 SCALE: 1"=20' MAY 22, 2020

I CERTIFY THAT THIS PLAN WAS CREATED BY AN INSTRUMENT SURVEY ON THE GROUND AND THAT ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

